

**AGENDA
Zoning Board
Borough of Rumson
July 15, 2014
7:30 P.M.**

Pledge of Allegiance

Roll Call

Statement of compliance with the notice requirements of the Open Public Meetings Act.

1. The continued application of **James & Marie Orsini**, 2 Waterway (Corner Lot) Waterway (Primary Front) and Shrewsbury River Lagoon (Secondary Front) / Block 108, Lot 12, R-2 Zone) to construct a new single-family residence and in-ground pool at the existing premises. New residence will be elevated to comply with the Base Flood Elevation (BFE). Based on the Board's review and discussion relative to this application at the June 17, 2014 meeting the applicant submitted revised Architectural Plan B.L.D.G. Architecture, LLC, prepared by Daniel Lynch, R.A., 4 sheets, dated 5/7/14, last revised 7/1/14, Plot Plan Lindstrom, Diessner & Carr, P.C., 1 sheet, dated 4/21/14, last revised 7/2/14, prepared by Charles E. Lindstrom, Tree Removal and Tree Mitigation Plan Melillo & Bauer Associates Landscape Architecture, 2 sheets, dated 06/05/14, last revised 7/3/14, prepared by Thomas S. Carmon. Revised plans improve the primary front setback by shifting the house north and west; 75 feet required; 60.5 feet Originally proposed; 65 feet proposed, the shift of the house to the north and west results in the garage doors being setback 74.1 feet from Waterway and garage doors are oriented to face the north and west side property line; total length of the building was reduced from 110.33 feet to 99.84 feet reducing the building area and the Finished Floor Elevation was raised to 12 feet. In addition, 10 to 12 foot evergreens were added to the rear yard bordering Lot 11 and the trees along the driveway have been changed from Honey Locust to Zelkova which are a hardier tree that requires less maintenance. New construction will create non-conformity in Primary Front Setback 75 feet Required; 65 feet Proposed Secondary Front Setback 55 feet Required; 48.6 feet Proposed.

2. The application of **Burke Development Associates**, 119 Blackpoint Road (Block 67, Lot 6, R-5 Zone) to raze existing residence and construct a new single-family residence at the existing premises. The property is currently non-conforming in Lot Area 6,000 sf. Required; 5,460 sf. Existing, Lot Frontage and Width 50 feet Required; 37.50 feet Frontage and 35 feet Lot Width Existing, and Interior Lot Shape 34 feet Required; 20 feet Existing. New construction will create non-conformities in side setback Required one side 8 feet and total sides of 18 feet / Proposed one side 6 feet and total sides of 16 feet.

3. The application of **Gregory & Noushin Framke**, 8 Edwards Point Road (Block 124, Lot 4, R-1 Zone) to raze existing house, retain existing cabana and pergola, construct new two-story single-family residence, in existing footprint, and install a new in-ground pool. New residence will be elevated to comply with the Base Flood Elevation (BFE). The property is currently non-conforming in Interior Lot Shape 115 feet Required; 101 feet Existing. New construction will create non-conformities in Front Setback 100 feet Required; 56.7 feet and having an accessory building (Cabana) and structure (Pergola) on a lot without a principal building.

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4. The application of **Paul & Lana Frieze, 17 Warren Street** (Corner South Ward Avenue) Warren Street (Primary Front) and South Ward Avenue (Secondary Front) / Block 138, Lot 1, R-5 Zone) to amend approval by Resolution dated February 18, 2014 to raise the existing residence to comply with FEMA base flood elevation (BFE) standards, and as part of that renovation construct new one-story front additions, raze the existing one-car detached garage, construct a new two-car detached garage, eliminate the northerly curb cut on South Ward Avenue and reconfigure the driveway. The applicant proposes to amend the approval retaining the existing detached garage and associated curb cut, eliminate the southerly curb cut on South Ward Avenue and expand the front addition on South Ward Avenue. The property is currently non-conforming in Corner Lot Shape 33 feet Required 3 feet existing, accessory building (detached garage) located in the front yard and having three (3) driveway curb cuts where one (1) driveway curb cut is permitted. The residence is currently non-conforming in Building Front Setback 35 feet Required (Warren Street) 6.8 feet Existing, Rear Secondary Front Setback 35 feet Required (South Ward Avenue) 27.5 feet Existing. New construction will increase non-conformity in the rear and Secondary Front Setback 35 feet Required (South Ward Avenue) 27.5 feet Existing; 19.08 feet Originally Proposed; 16.5 feet Proposed,, continue non-conformities in having an accessory building (detached garage) located in the front yard and two (2) driveway curb cuts where one (1) driveway curb cut is permitted and create non-conformity in Maximum Building Coverage 2,436 sf. Permitted; 2,672 sf. Originally Proposed; 2,650.11sf. Proposed.

5. Executive Session (If Necessary).

ADMINISTRATIVE:

Approval of June 17, 2014 Minutes

Approval of July 15, 2014 Resolutions:

Yellow Brook Property Co., LLC, 73 Rumson Road (Block 131, Lot 2, R-4 Zone)

Frances Mayo & Lisa Tice, 57 East River Road (Block 39, Lot 14.02, R-5 Zone)

Joseph & Sandra Pignataro, 30 Warren Street (Block 137, Lot 6, R-5 Zone)

Mrs. Patricia Murphy
State Shorthand Reporting Service